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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 091887

2013 DEC 17 AM 10:40

MICHAEL B. BROWN  
RECORDER

**POWER OF ATTORNEY**

**Tax #45-16-17-203-011.000-042**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned **Jeffrey Donald Keller** has made, constituted and appointed, and by these presents does make, constitute and appoint **Katie Marie Keller** true and lawful Attorney-in-Fact for me and in my name, place and stead and said Attorney-in-Fact is hereby authorized on my behalf to do and perform all and every act and thing whatsoever requisite and necessary to close out that certain real estate transaction wherein the undersigned is purchasing from **Robert Vignolo and Regina Vignolo** as Grantor(s), that certain real estate (including all improvements thereof) located in Lake County, Indiana, more particularly described as follows:

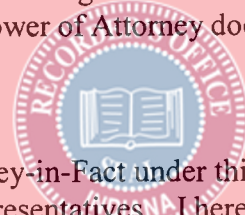
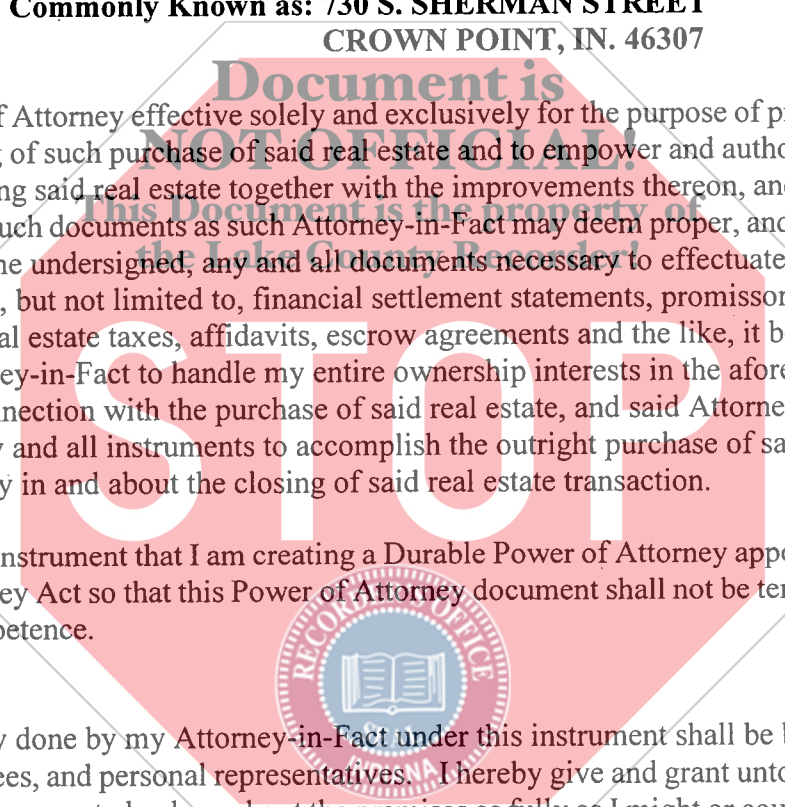
**LOT 11, BLOCK 5, GREENMEADOW MANOR, UNIT NO. 2, IN THE CITY OF CROWN POINT, AS SHOWN IN PLAT BOOK 34, PAGE 16, LAKE COUNTY, INDIANA.**

**Commonly Known as: 730 S. SHERMAN STREET  
CROWN POINT, IN. 46307**

This is a special Power of Attorney effective solely and exclusively for the purpose of processing and handling the purchase and the Closing of such purchase of said real estate and to empower and authorize said Attorney-in-Fact to accept a deed conveying said real estate together with the improvements thereon, and to execute, acknowledge and deliver in my name such documents as such Attorney-in-Fact may deem proper, and at the closing of said sale, to execute on behalf of the undersigned, any and all documents necessary to effectuate the outright purchase of said real estate including, but not limited to, financial settlement statements, promissory note and mortgage, agreements pro-rating real estate taxes, affidavits, escrow agreements and the like, it being my purpose to authorize the said Attorney-in-Fact to handle my entire ownership interests in the aforescribed real estate as well as all matters in connection with the purchase of said real estate, and said Attorney-in-Fact is authorized on my behalf to execute any and all instruments to accomplish the outright purchase of said real estate and perform any and all acts necessary in and about the closing of said real estate transaction.

It is my intention in this instrument that I am creating a Durable Power of Attorney appointment under the Indiana Durable Power of Attorney Act so that this Power of Attorney document shall not be terminated or affected by my later disability or incompetence.

Any act or thing lawfully done by my Attorney-in-Fact under this instrument shall be binding on my assigns, heirs, legatees and devisees, and personal representatives. I hereby give and grant unto said Attorney-in-Fact full power to do every act necessary to be done about the premises as fully as I might or could do if personally present with full power of substitution and revocation, hereby ratifying and confirming all that said Attorney-in-Fact or any substitute shall lawfully do or cause to be done by virtue thereof.



COMMUNITY TITLE COMPANY  
FILE NO 135231 *GA*

#13  
CM

In Witness Whereof, the undersigned has hereunto set his/her hand this 4 day of December, 2013.

Jeffrey Donald Keller  
Jeffrey Donald Keller, Principal

STATE OF IN  
COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said County and State, this 4th day of December, 2013, personally appeared **Jeffrey Donald Keller**, the principal named above, signed this Power of Attorney, and acknowledged the execution of it, as the voluntary act and deed of the principal, for the uses and purposes, therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Document is NOT OFFICIAL  
This Document is the property of the Lake County Recorder  
NOTARY PUBLIC'S SIGNATURE  
NOTARY PUBLIC'S NAME, PRINTED OR TYPED

My Commission Expires: 5/9/17

Resident of Lake County



I declare that the above power has not been revoked.

Katie Marie Keller  
Attorney-in-Fact, Katie Marie Keller

This instrument prepared by: **Patrick J. McManama, Attorney at Law, ID No: 9534-45**  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this Document unless required by law.

Patrick J. McManama  
Signature of Preparer

Elizabeth R. Kinzie  
Name of Preparer